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**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re:

USA COMMERCIAL MORTGAGE  
COMPANY,

USA CAPITAL REALTY ADVISORS,  
LLC,

USA CAPITAL DIVERSIFIED TRUST  
DEED FUND, LLC,

USA CAPITAL FIRST TRUST DEED  
FUND, LLC,

USA SECURITIES, LLC, Debtors.

**Affects:**

- ☐ All Debtors
- ☒ USA Commercial Mortgage Company
- ☐ USA Capital Realty Advisors, LLC
- ☐ USA Capital Diversified Trust Deed Fund, LLC
- ☐ USA Capital First Trust Deed Fund, LLC
- ☐ USA Securities, LLC

Case No. BK-S-06-10725-LBR  
Case No. BK-S-06-10726-LBR  
Case No. BK-S-06-10727-LBR  
Case No. BK-S-06-10728-LBR  
Case No. BK-S-06-10729-LBR

**CHAPTER 11**

Jointly Administered Under Case No.  
BK-S-06-10725 LBR

**MOTION FOR ORDER REQUIRING  
WILLOWBROOK RESIDENTIAL,  
LLC TO PRODUCE ONE OR MORE  
REPRESENTATIVES FOR  
EXAMINATION PURSUANT TO  
FEDERAL RULE OF  
BANKRUPTCY PROCEDURE 2004**

[No hearing required]

Pursuant to Federal Rule of Bankruptcy Procedure 2004, the USACM Liquidating Trust (the "Trust" or "Movant") hereby moves this Court for an order requiring Willowbrook Residential, LLC ("Willowbrook") to produce one or more representatives, as set forth in the subpoena to be issued under Federal Rule of Bankruptcy Procedure 9016, to appear for examination at the office of Merrill Corporation, 199 Fremont Street,

1 Suite 900, San Francisco, California 94105, on a business day no earlier than ten (10)  
2 business days after the filing of this Motion and no later than November 15, 2007, or at  
3 such other mutually agreeable location, date, and time, and continuing from day to day  
4 thereafter until completed.  
5

6 This Motion is further explained in the following Memorandum.

7 **Memorandum**

8 The Movant seeks information concerning various transactions between  
9 Willowbrook and USACM, the other debtors in the above-captioned cases (together with  
10 USACM, the “Debtors”), and the Debtors’ affiliates, subsidiaries, parents, or otherwise  
11 related entities. The Movant seeks this information to assist in the collection of the assets  
12 and the investigation of the liabilities of the Debtors.  
13  
14

15 The requested discovery from Willowbrook is well within the scope of examination  
16 permitted under Bankruptcy Rule 2004, which includes:

17 [t]he acts, conduct, or property or . . . the liabilities and financial condition  
18 of the debtor, or . . . any matter which may affect the administration of the  
19 debtor’s estate, or to the debtor’s right to a discharge. In a . . .  
20 reorganization case under chapter 11 of the Code, . . . the examination may  
21 also relate to the operation of any business and the desirability of its  
22 continuance, the source of any money or property acquired or to be acquired  
23 by the debtor for purposes of consummating a plan and the consideration  
24 given or offered therefore, and any other matter relevant to the case or to the  
25 formulation of a plan.<sup>1</sup>  
26

23 **Conclusion**

24 Accordingly, the Movant requests that this Court enter the form of order submitted  
25 with this Motion.  
26

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<sup>1</sup> FED.R. BANKR. P. 2004(b).

1 Dated: September 12, 2007.

2 **DIAMOND MCCARTHY TAYLOR**  
3 **FINLEY & LEE LLP**

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